

**MINUTES  
FREMONT REDEVELOPMENT AGENCY REGULAR MEETING  
OCTOBER 28, 2003  
FREMONT CITY HALL  
7:00 P.M.**

**1. CALL TO ORDER**

**2. CONSENT CALENDAR**

**\* 2.1 Approval of Minutes –**

On a motion by Agency Member Wasserman, seconded by Vice Chairperson Pease, the Redevelopment Agency approved minutes for the Regular Meetings of September 9, 2003 and September 23, 2003.

Ayes:	Agency Chairperson Morrison, Vice Chairperson Pease, Agency Members: Wasserman, Cho and Dutra.
Noes:	None
Absent:	None
Abstain:	None

**\* 2.2 Chairperson Morrison opened consideration of a Predevelopment Loan to Mercy Housing California for Predevelopment Costs Associated with an Affordable Housing Development Proposed for the Irvington Area**

On a motion by Agency Member Wasserman, seconded by Vice Chairperson Pease, the Redevelopment Agency adopted Resolution No. 342:

1. Finding that the predevelopment loan is exempt from CEQA;
2. Authorizing the expenditure of Redevelopment Agency Housing Funds outside the Redevelopment Project Areas and made a finding that the use of such funds benefits the project area;
3. Appropriating \$210,000 from the Redevelopment Agency Housing Fund for a predevelopment loan to Mercy Housing California;
4. Authorizing the Executive Director or designee to execute the documents necessary to execute the loan agreement;
5. Approving an appropriation transfer of \$210,000 from #911HHD6100 to Mercy Housing project #911HHD6110.

Ayes:	Agency Chairperson Morrison, Vice Chairperson Pease, Agency Members: Wasserman, Cho and Dutra.
Noes:	None
Absent:	None
Abstain:	None

\*Consent Items

### **3. PUBLIC COMMUNICATIONS**

**3.1 Oral Communications - None.**

**3.2 Written Communications – None.**

### **4. PUBLIC HEARINGS – None.**

### **5. OTHER BUSINESS –**

**5.1 Report Out from Closed Session of Any Final Action - None.**

#### **5.2 Chairperson Morrison opened consideration of developer selection for the Centerville Unified Redevelopment Area on Fremont Boulevard**

Interim Redevelopment Director Laura Gonzales-Escoto introduced Redevelopment Project Manager Jennifer Andersen and consultant Jerry Keyser of Keyser-Marston. Redevelopment Project Manager Andersen provided a project overview. Consultant Jerry Keyser reviewed financial data contained in the proposal comparison chart (Table 5) and Redevelopment Agency participation chart (Table 6). Supplemental information was received by the City Council including a correction to Table 5, and letters from Newman & Associates, Jay Waste, Klein Financial Corporation, and Blake Hunt Ventures.

Dr. Greg Roth (Centerville Presbyterian Church), Chuck Wofford (Scenario Game & Hobby Shoppe), Gaby Machuca, and Robert Silva (Centerville Business Association) spoke in support of designating TMG Partners as the preferred developer for the Centerville Unified Redevelopment Area. Terry Freeman (Charter Development) addressed the Council with clarifying remarks related to the up-front subsidy in the Charter Development proposal, and stated Charter Development would be able to accommodate the Scenario Shop and could provide family rather than senior housing if so desired. There were no other speakers on the matter. Chairperson Morrison closed the public hearing.

A discussion and question and answer period followed. On a motion by Vice Chairperson Pease, seconded by Agency Member Wasserman, the Redevelopment Agency adopted Resolution 343:

1. Designating Charter Development as the preferred developer for the Centerville Unified Redevelopment Area.
2. Authorizing the Executive Director to enter into an Exclusive Right to Negotiate Agreement (ERN) with Charter Development for a period of 180 days to negotiate a Disposition and Development Agreement (DDA) and to extend the agreement if progress on the negotiation of the DDA merits its extension.
3. Directing a Work Session be scheduled at an appropriate time for Council to study and review the preliminary site plan as it is developed.
4. Directing that the development team contact the owner of the Thornton property to assess their interest in participating in the project.

\*Consent Items

5. Directing the developer to work with Mr. Wofford to insure Scenario Games has a separate building or retail condo unit.

Ayes: Agency Vice Chairperson Pease, Agency Members Wasserman and Cho.

Noes: Agency Chairperson Morrison and Agency Member Dutra.

Absent: None

Abstain: None

- 6. ADJOURNMENT:** There being no further business, Agency Chairperson Morrison adjourned the meeting.

Attest:

Approved:

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Renee Elliott, Agency Secretary

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GUS MORRISON, Agency Chairperson